



City of El Paso – City Plan Commission Staff Report

Case No: SUSU16-00075 Diamond Head Unit One
Application Type: Major Combination
CPC Hearing Date: November 17, 2016
Staff Planner: Joaquin Rodriguez, (915) 212-1608
rodriguezjx3@elpasotexas.gov
Location: West of Zaragoza Road at Diamond Head Dr.
Acreage: 2.592 acres
Rep District: 6
Existing Use: Vacant
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Marty Robbins City Park (.8 miles)
Nearest School: Vista del Sol Elementary School (.5 Miles)
Park Fees Required: \$2,590.00
Impact Fee Area: N/A
Property Owner: El Paso Electric Company
Applicant: El Paso Electric Company
Representative: CEA Group, Inc

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial) / Salvage yards
South: C-4 (Commercial) / Light Industrial
East: C-4 (Commercial) / Salvage yards
West: C-4 (Commercial) / Light Industrial

PLAN EL PASO DESIGNATION: G4, Suburban Walkable

APPLICATION DESCRIPTION

The applicant is proposing to subdivide 2.592 acres of vacant land in the city's eastside for one commercial lot. The lot has access via Zaragoza Road, a TXDOT right-of-way, Diamondhead Drive and Golden Gate Road. Zaragoza is identified in the city's MTP as a major arterial road and is within the city's bike plan. There is an existing 5 foot sidewalk and 5 foot parkway within a total 100 foot right-of-way for Zaragoza Road. Both Diamondhead Drive and Golden Gate Road meet or exceed the design standard for local, commercial streets. The applicant has requested a waiver to the dedication of right-of-way and required hike/bike improvements to Zaragoza Road.

DEVELOPMENT COORDINATING COMMITTEE

The development coordinating committee recommends approval of Diamondhead Unit 1 on a major combination basis subject to the following comments:

Planning Division Recommendation

Planning recommends approval of Diamondhead Unit 1 on a major combination basis subject to the following comments:

Planning recommends approval of the request for a waiver to improvements along Zaragoza Road, in accordance with 19.10.050:

- a) *The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:*
 - i) *Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood; or,*
 - ii) *The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*
 - iii) *For all plats located in the City of El Paso's extraterritorial jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Zaragoza is a TXDOT right-of-way and TXDOT has expressed no objections to the request. Additionally there are a number of overhead electric lines and poles that would make any expansion of the existing sidewalk infeasible.

Plan El Paso Goals and Policies

The applicant's proposal meets the following Plan El Paso's policies:

Policy 1.9.2: Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas.

Policy 1.9.5: Obsolete industrial sites and railyards pose technical challenges to redevelopment but are often ideally located within the City to offer new choices and opportunities for El Paso residents. The City should take affirmative steps to maximize this potential.

Planning and Inspections Department - Land Development

No objections.

Capital Improvement Department – Parks

No comments received.

Capital Improvement Department – Transportation

No comments received.

El Paso Water

We have reviewed the subdivision and provide the following comments:

El Paso Water Utilities (EPWU) does not object to this request.

Water:

There is an existing 8-inch diameter water main along Diamond Head Drive located approximately 20-feet southwest from the property line. This main is available for service.

There is an existing 8-inch diameter water main along Golden Gate Road located approximately 20-feet southwest from the property line. This main is available for service.

Previous water pressure from fire hydrant #5640 located at Golden Gate Road and NW Corner of Zaragoza Road, has yielded a static pressure of 44 psi, a residual pressure of 42 psi, and a discharge of 750 gallons per minute.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main along Diamond Head Drive. This main is available for service.

There is an existing 8-inch diameter sanitary sewer main along Golden Gate Road. This main is available for service.

General:

EPWater requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Streets and Maintenance Department

No objections.

El Paso Electric Company

No comments received.

Sun Metro

No comments received.

El Paso County 911 District

No comments received.

El Paso Fire Department

No comments received.

Central Appraisal District

No comments received.

Texas Gas Company

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application
6. Waiver request

ATTACHMENT 1

Diamondhead Unit 1



ATTACHMENT 2

Diamondhead Unit 1



[illegible]

[illegible]

ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 10/31/16 FILE NO. _____

SUBDIVISION NAME: Diamond Head Unit One

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A portion of tract 1, Section 8, Block 79, Township 3, Texas and Pacific Railroad Company Surveys, City of El Paso County, Texas. Containing 2.59 Acres.

Property Land Uses:					
	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>2.59</u>	<u>1</u>	Total No. Sites		<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>2.59</u>	

3. What is existing zoning of the above described property? C4 Proposed zoning? C4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to discharge to existing on-site ponding.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record El Paso Electric Company 100 N. Stanton, El Paso, Texas 79901 (915) 543-8711
 (Name & Address) (Zip) (Phone)

13. Developer _____
 (Name & Address) (Zip) (Phone)

14. Engineer CRA Group 4712 Woodrow Bean St. F, El Paso, Texas 79924 (915) 544-5232
 (Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 6



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

November 9, 2016

City of El Paso-Planning and Inspections
811 Texas Ave.
El Paso, Texas 79901

Attention: Joaquin Rodriguez


Reference: Diamond Head Subdivision

Dear Mr. Rodriguez:

On behalf of the property owner for the referenced subdivision, we respectfully request to waive the required improvements on Zaragoza Road. Zaragoza road is a TxDOT facility and the roadway has existing improvements consisting of pavement, curb and gutter and sidewalk abutting the referenced property.

We look forward to your favorable consideration to our waiver request. If you have any questions, please do not hesitate to contact me at 915.544.5232 or email address at jazcarate@ceagroup.net.

Sincerely,
CEA Group



Jorge L. Azcarate, P.E., CFM
Project Manager

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JLA/jla

engineers • architects • planners